

2024-003042  
Klamath County, Oregon



04/22/2024 12:25:33 PM

Fee: \$87.00

**AFTER RECORDING RETURN TO:**  
Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

**GRANTOR'S NAME AND ADDRESS:**  
Dakota Newell  
725 North River Road  
Rogue River, OR 97537

**GRANTEE'S NAME AND ADDRESS:**  
Power Forward Holdings, LLC  
620 Main Street  
Klamath Falls OR 97601

**SEND TAX STATEMENTS TO:**  
Power Forward Holdings, LLC  
620 Main Street  
Klamath Falls OR 97601

**BARGAIN AND SALE DEED**

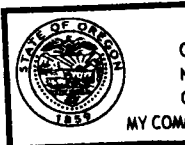
Dakota Newell, hereinafter referred to as grantor, conveys to Power Forward Holdings, LLC, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 8 in Block 27 of THIRD ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$150,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, pursuant to agreement of the parties with a combined value.

IN WITNESS WHEREOF, the grantor has executed this instrument this 15<sup>th</sup> day of April, 2024.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY,**



UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11,  
CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855,  
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

  
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Dakota Newell

STATE OF OREGON; County of Jackson ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 15<sup>th</sup> day of April, 2024, by  
Dakota Newell.

  
\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON  
My Commission expires: August 3rd, 2026

